183.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	670,900 /	670,900
USE VALUE:	670,900 /	670,900
ASSESSED:	670,900 /	670,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOMBARD LEON E JR
Owner 2:	
Owner 3:	
Street 1:	20 GROVE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOMBARD LEON E JR -
Owner 2:	-
Street 1:	62 DICKSON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .187 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1425 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8160.000	205,500		465,400	670,900
Total Card	0.187	205,500		465,400	670,900
Total Parcel	0.187	205,500		465,400	670,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.81 | /Parcel: 470.81

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	123486
GIS Ref	
GIS Ref	
Insp Date	05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 183.0-0002-0004.0

!14278!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	205,500	0	8,160.	465,400	670,900		Year end	12/23/2021
2021	101	FV	198,500	0	8,160.	465,400	663,900		Year End Roll	12/10/2020
2020	101	FV	198,500	0	8,160.	465,400	663,900	663,900	Year End Roll	12/18/2019
2019	101	FV	168,800	0	8,160.	465,400	634,200	634,200	Year End Roll	1/3/2019
2018	101	FV	168,800	0	8,160.	392,200	561,000	561,000	Year End Roll	12/20/2017
2017	101	FV	168,800	0	8,160.	359,000	527,800	527,800	Year End Roll	1/3/2017
2016	101	FV	168,800	0	8,160.	305,800	474,600	474,600	Year End	1/4/2016
2015	101	FV	158,400	0	8,160.	265,900	424,300	424,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:42:00

LAST REV

Date	Time
06/28/18	17:19:39
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14278

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GATELY PAUL	1219-124		3/31/2000	Family	220,500	No	No		
	677-170		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	123486
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Measured	345	PATRIOT
6/26/2000	MLS	MM	Mary M
1/4/2000	Mailer Sent		
12/28/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8160		Sq. Ft.	Site		0	70.	0.81	7									465,362						465,400	

Total AC/HA:	0.18733	Total SF/SM:	8160	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	465,362	Spl Credit		Total:	465,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319053
Depreciation:	113583
Depreciated Total:	205470

COMMENTS

18 183001 643-0893.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 9	BRs: 4	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

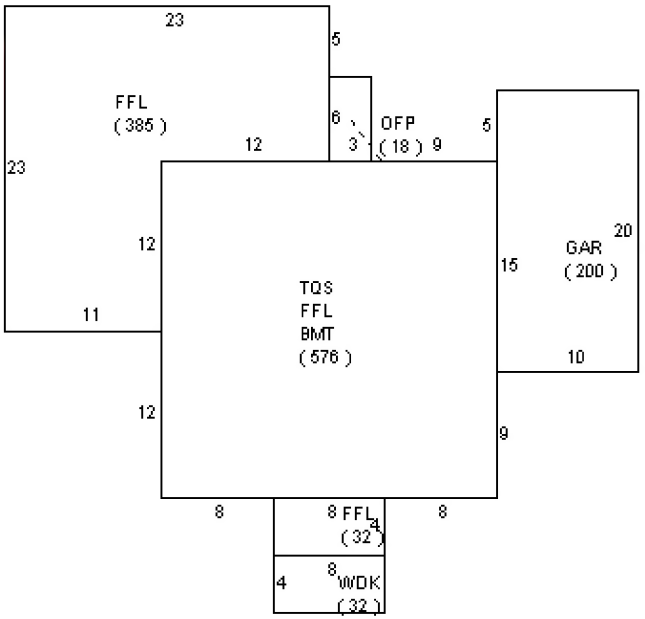
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	91.29
Final Total:	205500	Val/Su SzAd	144.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	993	148.490	147,446
BMT	Basement	576	44.550	25,658
TQS	3/4 Story	432	148.490	64,146
GAR	Garage	200	27.500	5,499
WDK	Deck	32	16.000	512
OFP	Open Porch	18	44.000	792

Net Sketched Area:	2,251			Total:	244,053
Size Ad	1425	Gross Area	2395	FinArea	1425

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

183.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: